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Government
Publications

RURAL ADJUSTMENT
and
LAND CONSOLIDATION
for
ONTARIO FARMERS



ONTARIO

DEPARTMENT OF AGRICULTURE AND FOOD

Parliament Buildings, Toronto

EVERETT BIGGS
Deputy Minister

HON. WM. A. STEWART
Minister

FOREWORD

The Federal-Provincial Rural Development Agreement 1970-75 places major emphasis on the following programs to assist rural people make adjustments which they feel are necessary to improve their income:

Farm Enlargement
Land Consolidation and Adjustment
Retraining and Rehabilitation
Resource Development
Alternative Income and Employment Opportunities

This brochure describes the land consolidation and adjustment program. Its purposes are to enable rural people on non-viable farms to sell to ARDA even though the farm is not required at present for farm enlargement, and secondly to retire unproductive agricultural land to other uses. This program is administered by the ARDA Branch of the Ontario Department of Agriculture and Food through its field staff whose locations are shown on the last page.

The ARDA field staff provides a continuing counselling service to rural people, to help them identify their problems, and counsel them on the choice of alternatives through a wide variety of programs, that best meet their needs.

H.F. Crown
Director, ARDA Branch

RURAL ADJUSTMENT AND LAND CONSOLIDATION

The tremendous agricultural technological advancements since 1945 have demanded increasing amounts of land, management skills, and capital to produce a satisfactory farm income. Farmers who are restricted in any or all of these three ingredients ——— land, management skills, and capital ——— must either make the necessary adjustments or move into other forms of employment. The Report of the Farm Income Committee made reference to this same problem and the need for such adjustment measures for some estimated 20,000 farm families in Ontario who are located on small, uneconomic-sized farms, too small to provide a farmer with an adequate income. In many cases these small farms are owned either by elderly people who do not wish to make further capital investments, or by those whose income is largely from off-farm sources. At the same time adjoining, full-time farmers often need this additional land to make an efficient, economic farm unit. For the first group, assistance is needed to enable them to make the adjustment out of agriculture. For the second group, adjustment measures are needed to enable them to expand their farm operations to economic units.

The Government of Ontario, under the Federal-Provincial Rural Development Agreement, inaugurated the Farm Enlargement and Consolidation Program in 1966 to help farmers make the necessary adjustments. It enables those who wish to remain in agriculture to enlarge their holdings into improved economic farm units. The policy also enables elderly farm people to retire and retain a lease on the house for their use. Special

assistance in moving and retraining is offered to sellers who wish to become established in non-farm employment, or relocate on more economic farm units. Keeping in mind the need for skilled farm labor in this Province, assistance in moving and advice on obtaining work are provided to those who sell their farms and want to remain employed in agriculture.

RURAL ADJUSTMENT AND LAND CONSOLIDATION

To assist rural people, farmers and non-farmers, who need to sell their land in order to complete a planned family adjustment, ARDA may purchase any land offered for sale. Under this program land of low agricultural capability may be purchased for transfer to a more effective use, such as forestry or recreation. Non-viable farms with agricultural capabilities may be consolidated into larger farm units. These larger units may be leased on terms and conditions as laid down by the ARDA Directorate of Ontario. The land must be offered for sale to ARDA by the owners with the cost of agricultural land not to exceed a maximum of \$150 per acre, and the cost of land for forestry and other related uses not to exceed the maximum of \$50 per acre.

Generally speaking, the rural people who offer their farms through this program will be people wishing to effect an adjustment out of farming. These owners will include people who wish to retrain and relocate, and a few who wish assistance to relocate their farm operations. In many cases small uneconomic farm units are owned by elderly people who wish to retire or relocate

closer to required services. These farms may be purchased mainly for land consolidation. If, however, the elderly owner cannot afford to relocate he may apply for a life lease for the house he presently occupies. Farms to be purchased under this program must be offered for sale by the owner. Owners wishing to sell should contact our Rural Development Staff located in County or District offices of the Ontario Department of Agriculture and Food, and be prepared to provide a full legal description and the asking price of their farm. An appraisal will be completed by an experienced and qualified farm appraiser, and an Offer to Purchase based on the estimated market price of the appraisal will then be forwarded to the owner. If the offer is accepted a cash payment is made on completion of the property transfer.

An owner selling this farm under this program may receive assistance under the Federal Manpower Retraining Program to obtain job training for other employment. Provision is made to assist this person in moving to a new location when training has been completed and employment found. Supplementary Rehabilitation Grants are available for rural people, where needed, in order to provide assistance to meet their particular needs.

WHERE TO APPLY

Application forms for this program may be obtained from Rural Development Officers and Rural Development Counsellors. In areas where there is no ARDA field staff, applications may be obtained from the County or District office of the Ontario Department of Agriculture and Food.

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